

HISTORIC PRESERVATION COMMISSION REPORT



Meeting Date: June 3, 2021
General Plan Element: *Preservation and Environmental Planning*
General Plan Goal: *Enhance the quality of life in Scottsdale by protecting historical and archaeological resources.*

ACTION

Case Name: Hall Roof Replacement

Case Number: 48-HP-2021

Location: 7241 E Joshua Tree Ln

Request: Request by owner for approval of a Certificate of Appropriateness-Historic Resources and approval for Historic Residential Exterior Rehabilitation (HRER) Program funding for replacement roofing on an existing house in the Sands North Historic District.

OWNER

Charles W. Hall III
(602) 309-3009

BACKGROUND

Zoning

The site is zoned Resort/Townhouse Residential with Historic Property Overlay (R-4R HP). The Historic Property designation was approved for Sands North by City Council on October 1, 2019 and the subject property added May 13, 2020.

Historic Preservation Plan

Historic Preservation Guidelines for Sands North Townhouses Historic District were approved by the Historic Preservation Commission on July 9, 2020 as Case 55-HP-2019#2.

Context

Approximately 660 feet south of the intersection of East Indian Bend Road and North Scottsdale Road.

Adjacent Uses and Zoning

- North E. Joshua Tree Lane with existing townhomes beyond (Sands North), zoned Resort/Townhouse Residential with Historic Property Overlay (R-4R HP)
- South Existing townhomes (Sands North), zoned Resort/Townhouse Residential with Historic Property Overlay (R-4R HP)
- East Existing Sands North community building and swimming pool, zoned Resort/Townhouse Residential with Historic Property Overlay (R-4R HP)
- West Existing townhomes (Sands North), zoned Resort/Townhouse Residential with Historic Property Overlay (R-4R HP)

Key Items for Consideration

- Exterior work must be reviewed and approved by the Historic Preservation Office
- Historic Preservation Guidelines for Sands North Townhouses Historic District
- Requesting Historic Residential Exterior Rehabilitation (HRER) program funding

DEVELOPMENT PROPOSAL

Description of Historic Property

Sands North Townhouses are categorized under the Modern Style for townhouse development and the Contemporary sub-style within this time period ([*Architectural Styles for Postwar Single Family Attached Housing in Scottsdale, 1960-1974*](#)).

The characteristics of the contemporary sub-type of the Modern style as employed in Sands North is expressed as a subdued material palette and architectural features such as exposed wood beams and roof structure, metal and wood screens, stucco walls, decorative geometric metal screens and grilles, open colonnaded entry walkways, and interior patio courtyards lighted by roof apertures ([*Historic Preservation Plan and Guidelines for Sands North Townhouses Historic District*](#)).

Goal/Purpose of Request

The applicant is proposing a resurfacing of the existing roof on the townhome. In addition, the applicant obtained roofing bids ranging from \$3,430 to \$6,553 and is requesting 50 percent the value of the highest estimate, not to exceed the maximum funding of \$7,500.00, for the eligible improvements as outlined in the Historic Residential Exterior Rehabilitation (HRER) Program.

Neighborhood Communication

A sign identifying the project name, number, request and HPC hearing date has been posted on the site along with a hearing postcard sent to all property owners within 750 feet of the property. Staff has not received any public comments on this case.

HISTORIC PRESERVATION PLAN CRITERIA ANALYSIS

The Historic Preservation Guidelines for the Sands North Townhouses Historic District includes a set of guidelines that are intended to maintain the established character of the community. Any request to modify the exterior of a residence should implement these guidelines. Specific to this request, the applicable guidelines are identified below and include staff analysis.

Chapter 4: Design Guidelines

Applicable Guidelines:

4.2.a: Repairs or replacement of visible roofing should duplicate the original material and appearance.

4.2.b: Original external space roof apertures (unglazed roof openings) should not be altered.

Staff Analysis:

The proposed scope of work is for the recoating of the existing roof membrane with repairs as needed with materials to match the existing appearance. There are no proposed alterations to the roof area or front façade viewed from the street.

STAFF RECOMMENDATION

Recommended Approach:

Staff recommends that the Historic Preservation Commission approve the request for Certificate of Appropriateness-Historic Resources for the roof replacement and approve the request for HRER Program funding for up to one-half of the actual cost, not to exceed \$7,500.00, for the roof replacement on the existing townhouse residence located at 7241 E. Joshua Tree Lane, finding that the provision of the Historic Preservation Plan for Sands North Townhouses Historic District and the Historic Residential Exterior Rehabilitation Program have been met.

OPTIONS FOR CERTIFICATE OF APPROPRIATENESS

- Approve as submitted with reference to how the project meets the guidelines
- Approve selected elements, deny others, referencing relevant design guidelines for decision
- Approve with stipulations
- Continue case to allow time for additional work or information to be provided
- Deny as submitted with reference to how the project does NOT meet the guidelines

Proposed Next Steps:

If approved for HRER Program funding, a legal agreement must be executed between the City and the property owner before work can commence. All applicable plan review and permitting processes must be completed as specified in the Certificate of Appropriateness-Historic Resources.

A 'Deed of Conservation Easement' is a private legal mechanism that must be voluntarily created by the execution of a deed that is recorded as part of the property's title. The Deed of Conservation Easement must be signed and notarized by the homeowners before reimbursement.

Upon completion of the project, the owner shall notify the City Historic Preservation office, and an inspection will be made to determine if all the items in the agreed upon scope of work have been satisfactorily completed in accordance with the City's preservation guidelines. If the work is in conformance, the owner can then present the City with an invoice for the purchase price of the conservation easement.

The City's Accounts Payable division needs to receive a W-9 form from the owners.

RESPONSIBLE DEPARTMENT

Planning and Development Services
Historic Preservation Office

STAFF CONTACT

Ben Moriarity Senior Planner 480-312-2836 E-mail: bmoriarity@ScottsdaleAZ.gov

APPROVED BY



Ben Moriarity, Report Author

5/13/2021

Date



Doris McClay, Historic Preservation Officer

Phone: 480-312-4214 E-mail: DMcClay@ScottsdaleAZ.gov

5/13/2021

Date

ATTACHMENTS

- A. Stipulations/Zoning Ordinance Requirements
- 1. Applicant's Narrative
- 2. Context Aerial
- 2A. Close-Up Aerial
- 3. Zoning Map
- 4. Site Plan
- 5. Existing Condition Photos
- 6. Cost Estimates
- 7. HRER Program Application

**Stipulations for the
Historic Preservation Commission Application:
Hall Roof Replacement
Case Number: 48-HP-2021**

These stipulations are intended to protect the public health, safety, welfare, and the City of Scottsdale.

APPLICABLE DOCUMENTS AND PLANS:

1. Except as required by the Scottsdale Revised Code (SRC), the Design Standards and Policies Manual (DSPM), and the other stipulations herein, the site design and construction shall substantially conform to the following documents:
 - a. Architectural elements, including dimensions, materials, form, color, and texture, shall be constructed to be consistent with the existing building and the scope of work submitted by Charles W. Hall III, with a city staff date of 4/27/21.
 - b. The location and configuration of all site improvements shall be consistent with the site plan with a city staff date of 4/27/21.

RELEVANT CASES:

Ordinance

- A. At the time of review, the applicable Zoning and HPC cases, for the subject site was were: 9-ZN-2018#2 and 55-HP-2019#2

APPLICATION JUSTIFICATION: AND APPLICATION NARRATIVE:

- Roof — (only) —
RECOAT EXISTING
COATED ROOFING
MEMBRANE. 2800± SQ.FT.
ENTIRE ROOF SYSTEM
TO INCLUDE CARPORT.
 - MAINTAINANCE.
 - REPAIR.
 - ENHANCED LIFE.
 - INSULATION.

* SEE 'PROPOSAL' BIDS
FOR SPECIFICS OF
SCOPE OF WORK,
MATERIALS, ETC.

* SEE PHOTOS OF ROOF.



Context Aerial

48-HP-2021

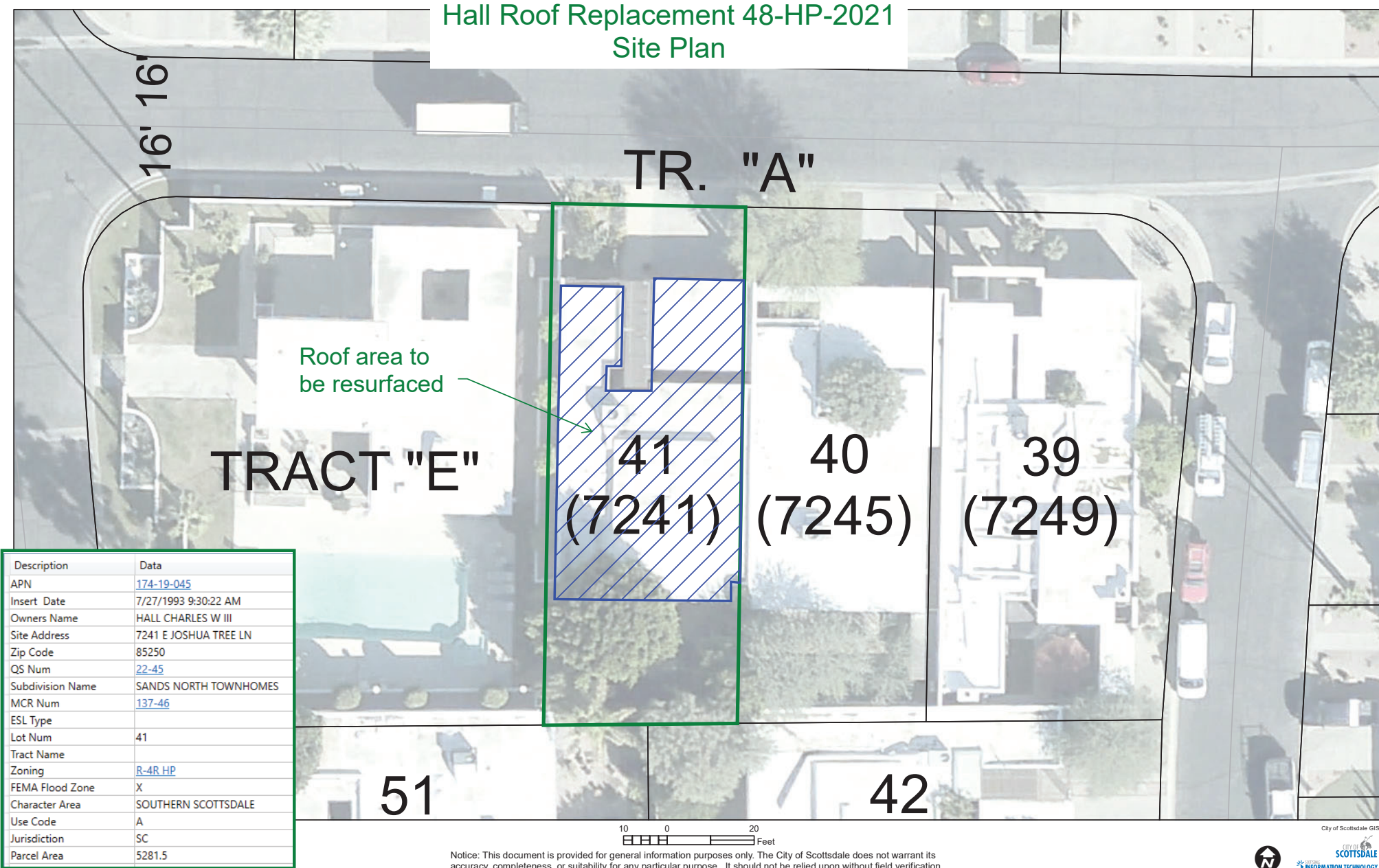


Close-up Aerial

48-HP-2021



Hall Roof Replacement 48-HP-2021
Site Plan



Notice: This document is provided for general information purposes only. The City of Scottsdale does not warrant its accuracy, completeness, or suitability for any particular purpose. It should not be relied upon without field verification.

5 GUYS

Roofing

CUSTOMER NAME: Charles Hall
ROOF SPECIALIST Tanner

DATE: 3/25/2021

ADDRESS: 7241 E. Joshua Tree Ln.

ROOF TYPE: Tile

CITY: Scottsdale ZIP: 85250

AGE OF ROOF:

State: AZ

GATE CODE:

OF STORIES: 1

ROOF ACCESS: Ladder



P.O. Box 2392 Gilbert AZ 85299

Office 480-892-5311

Fax 480-626-9382

ROOF INSPECTION

Inspection Summary

After inspecting this flat roofing system, I found the roof to be in need of a complete re-coat. There seams are beginning to crack, there is significant debris build up and cracking is taking place along some of the parapet wall.

Please see the scope of work provided within the re-coat proposal.

1



2



▶	Description Options	Priority
		Concern Level

▶	Description Options	Priority
		Concern Level

3



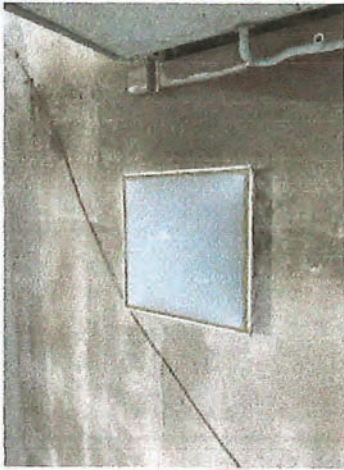
4



▶	Description Options	Priority
		Concern Level

▶	Description Options	Priority
		Concern Level

5



▶ select option	Priority
	select option

6



▶ select option	Priority
	select option

7



▶ select option	Priority
	select option

8



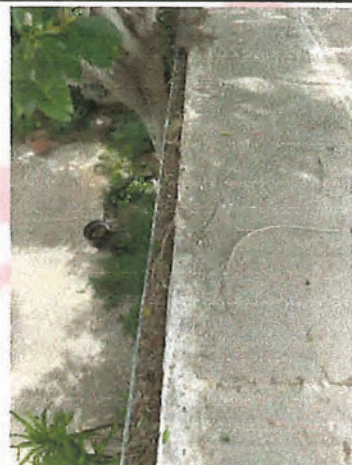
▶ select option	Priority
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9



▶ select option	Priority
	select option

10



▶ select option	Priority
	select option

11



▶ Please select	Priority
	please select

12



▶ Please select	Priority
	please select

13



▶ Please select	Priority
	please select

14



▶ Please select	Priority
	please select

15



▶ Please select	Priority
	please select

16



▶ Please select	Priority
	please select

Historic Residential Exterior Rehabilitation (HRER) Program

Scope of Work and Estimates

**Instructions:**

Itemize the specific work items and materials for eligible improvements planned for this project and the associated costs. To justify the budgeted amount, two (2) estimates for each work item shall be provided from qualified contractors, tradesperson or building product supply establishments as attachments to this application.

Scope of Work Items (Attach a separate sheet if necessary)		First Estimate Amount	Second Estimate Amount
1.	DAEL ROOFING SERVICES LLC	\$34,300.00	
2.	GEKO ROOFING, INC.	\$6,552.88	
3.			
4.			
5.			
6.			
7.			
8.			
9.			
10.			
12.			
13.			
14.			
15.			
Estimate Totals		0	0
Requested City Share (maximum of fifty (50) percent of the Higher Estimate)			

Planning and Development Services

7447 E Indian School Road Suite 105, Scottsdale, AZ 85251 • www.ScottsdaleAZ.gov



1021 E 3rd Ave Mesa, AZ 85204
AelroofLLC@gmail.com
Aelroofingservices.com
(480) 776-7232
ROC #330390

For: Charles W. Hall III
hallcw3@gmail.com
7241 E Joshua Tree Ln
Scottsdale, AZ, 85250

For: 7241 E Joshua Tree Ln
Scottsdale, AZ, 85250

Estimate

Estimate No: 252
Date: 04/04/2021

Description	Quantity	Rate	Amount
<p>Apply Elastomeric coating at approximately 2800sq ft</p> <p>Clean vegetative debris at various locations and haul from site before washing to prevent flying debris</p> <p>Power wash main roof and garage for better substrate and best coating adhesion, after washing roof blow dry ponding water to let roof dry for 24 hours</p> <p>Apply Elastomeric Base coat at ponding areas with polyester reinforcement fabric embedded in base coat to provide best ponding protection</p> <p>Remove any necessary wires on roof to free up area for best coating installation</p> <p>Shimmy A/c unit to apply Elastomeric coating underneath unit to waterproof correctly</p> <p>Check Metal plate underneath a/c unit and repair if necessary to waterproof condition</p> <p>Replace any necessary wooden supports at conduits/wires or pvc drains</p> <p>Apply base coat Protech Ec-100 at 1.25 gallons a square at 2800 sqft let cure before installing Top coat, cure time is approximately 8-10 hours (EC-100 is a premium grade 100% acrylic elastomeric water-based coating designed specifically for use over new polyurethane foam roofing systems. This durable 100% acrylic coating possesses excellent dirt pick-up resistance and outstanding adhesion, weatherability and good ponded water resistance over sprayed-inplace polyurethane foam surfaces.)</p> <p>Apply Protech supper putty sealant around pipes and penetrations</p> <p>Apply Final Elastomeric coat Protech Ec-150</p> <p>at 1.25 gallons a square color white at 2800 sq ft</p> <p>(Ultrashield Topcoat is a cost effective co-polymer acrylic elastomeric water-based coating designed for use over various new and existing roofing substrates. This low cost alternative elastomeric coating is a durable, yet ultraviolet resistant topcoat with good weatherability.)</p> <p>Apply Urethane seal caulk at front beams resting in wall</p> <p>Wire brush around beams and walls to remove dust and loose paint</p> <p>mask around beam and wall to rub caulking inside of deeper cracks</p> <p>Urethane sealant is longer lasting then regular caulking and has better elasticity for expansion and contractions</p> <p>Provide 5 year workmanship warranty</p>	28	\$110.00	\$3,080.00*
<p>Replace 2x4 skylight lenses total of two, Remove old lens and brush debris from water channels</p> <p>Install New lenses and secure to water tight condition</p> <p>Replace 2x2 lens, Remove old lens and brush debris from water channels</p> <p>Install New lenses and secure to water tight condition</p> <p>(add \$350 for replacement of lenses this includes parts and labor)</p>	1	\$350.00	\$350.00*

*Indicates non-taxable item

Subtotal	\$3,430.00
Shipping	\$0.00
Total	\$3,430.00

Total	\$3,430.00
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Notes

• Unless advised other wise, for project totalling:

-\$2000.00 and over, a 50% deposit is required with balance due immediately upon completion of project.

-Under \$2000.00, full amount is due following completion of project.

NOTE: If paying by Credit card/Debit Card, add 3.5% convenience processing fee.

AEL Roofing Services LLC

Client's signature

Proposal/Contract

Preliminary 20 Day Lien Notice

E-Mail:
mscheffe@cox.net

Gecko Roofing, Inc.
2010 E. Soft Wind Drive
Phoenix, AZ 85024
Office (480) 515-4800
Lic. # C42-146546

Amount	\$6,552.88
Sales Tax	Included
Total	\$6,552.88

Fax No: (480) 515-4811

Dedicated Line - No Cover Required

PROPOSAL SUBMITTED TO Charlie Hall	PHONE N/A	DATE April 22, 2021
STREET 7241 E Joshua Tree Lane, Scottsdale, AZ 85250	JOB NAME Charlie Hall - Referral	
CITY, STATE AND ZIP CODE Scottsdale, AZ 85250	OTHER INFO N/A	
Major Cross Streets SEC Scottsdale Rd & Indian Bend	Cell Phone (602) 903-3009 Charlie	Fax / E-mail hallcw3@gmail.com
		WORK PHONE N/A

We hereby submit specifications and estimates to:

RECOAT EXISTING COATED ROOFING MEMBRANE AS FOLLOWS:

Clean and detail flat roof area: Power broom, brush and blow the flat roof surface areas.
Fill any bird peck and/or insect bore holes with an approved repair process.
Surface grind low areas as required for recoating purposes.
Reseal up to two (2) lineal feet of unattached vertical roofing membrane to masonry wall transitions.
Install a new white over clear double dome mill finish frame 2' X 4' self-flashing skylight onto the existing broken self-flashing skylight base.
Includes existing membrane surface primer as required.
Mask applicable elastomeric coating flat roof area as required.
Apply a five (5) year application of UPGRADED "Spec" rated white elastomeric coating featuring UV reflective titanium to the flat foam roof decks and up to the pre-existing coating termination points.
Apply the elastomeric coating up to the top inside edge and/or outside edge of the stucco parapet walls where applicable.
Terminate the new coating application at the pre-existing elastomeric coating termination points where applicable.
May include granules in the elastomeric top coat at Gecko Roofing's discretion.

Remove trash and debris related to the elastomeric coating application.

Annual inspections are required and are at no charge. Maintenance work if required, are an additional charge. Charges to be agreed upon in advance prior to any work being completed. Homeowner responsible to call and schedule annual inspections with Gecko Roofing, Inc.

Leak location section. Pre-existing to this agreement evidence of water damage has been found in the following location(s): not a leak repair

Five year warranty on workmanship and installed materials. This proposal EXCLUDES walk decks, carpentry, lumber, stucco repair, painting and/or leak repair and does not warrant leaks unless otherwise provided for herein. Gecko Roofing, Inc. does not assume responsibility for nor warrant the life of pre-existing underlying polyurethane foam roofing, pre-existing conditions leading to blistering, or any other responsibility for polyurethane foam installed by any previous roofing company on this roof. Because ponding and standing water are caused by factors such as inadequate drainage, deflection and insufficient slope which are beyond the control of the roofing contractor, Gecko Roofing, Inc., shall not be responsible for ponding or standing water on the roof. This contract and warranty includes only roofing installed by contractor and that contractor's liability under the warranty herein shall not be construed as that of an insurer for damage of any kind. Any warranted provisions or remedies are specifically excluded for foam blisters, pest damage, rodent damage, bird damage, insect damage, mold and/or mold related issues past, present, or future by Gecko Roofing, Inc. This warranty is transferable the first two years and any modification or alteration to Gecko Roofing, Inc.'s work by others voids roof warranty. No other warranties exist, either expressed or implied.

We propose hereby to furnish materials and labor — complete in accordance with above specifications. for the sum of

Sixty-five hundred fifty-two and 88/100 ————— dollars (\$ 6,552.88)

Payment to be made as follows

\$748.74 to start, \$4,000.00 upon completion and balance of \$1,804.14 due two weeks later. Thank you!

All material a guaranteed to be as specified. All work to be completed in a workmanlike manner according to standard practices. Any alteration or deviation from above specifications involving extra cost will be executed only upon written orders and will become an extra charge over and above the estimate. Acts of God are not covered or warranted by Gecko Roofing, Inc. All agreements are contingent upon strikes, accidents or delays beyond our control. Homeowner to carry fire, tornado and other necessary insurance. Gecko Roofing, Inc. is licensed and insured.

Gecko Roofing, Inc. Signature _____

Note: This proposal may be withdrawn at Gecko Roofing, Inc.'s discretion and not accepted after three (3) days.

Acceptance of Proposal — The above prices, specifications and conditions are satisfactory and are hereby accepted. You are authorized to do the work as specified. Payment will be made as outlined above

Date of Acceptance April 22, 2021

Signature _____

Signature _____

(Authorize here and fax back please)

Historic Residential Exterior Rehabilitation (HRER) Program Application



Date:

April 22, 2021

I. Property Information

Property Address:

7241 E. JOSHUA TREE LANE

Historic District:

SCOTTSDALE, AZ 85251

Owner:

CHARLES W. HALL, III

Mailing Address:

7241 E. JOSHUA TREE LANE →

Telephone: (Home)

602.903.3009 Daytime:

E-mail address:

HALLCW3@GMAIL.COM

II. Project Information

Scope of Work: *Describe the work you plan to do (Attach separate sheet if needed).*

III. Project Justification:

On an attached sheet, titled "Project Justification" explain how the work will stabilize, preserve or enhance the home. Describe how visible the work will be and how it will contribute to the views of the property and/or surrounding streetscape.

If the proposed project will repair a maintenance problem explain how it will improve the physical condition of the property.

If the project will improve the energy efficiency of the home explain how this will be accomplished without adversely affecting its character-defining features.

If the project will restore missing architectural features or remove incompatible additions, explain the changes which occurred and the rationale for the planned work.

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Provide any additional information as to why your project should be funded.

IV. Request for Funding:

Itemize the specific work items and materials for eligible improvements planned for this project and the associated costs. **To justify the budgeted amount provide 2 estimates for each work item from qualified contractors, tradesperson or building product supply establishments as attachments to this application.**

Scope of Work Items (Attach a separate sheet if necessary)	First Estimate	Second Estimate
1. _____	_____	_____
2. _____	_____	_____
3. _____	_____	_____
4. _____	_____	_____
5. _____	_____	_____
6. _____	_____	_____
7. _____	_____	_____
8. _____	_____	_____
9. _____	_____	_____
10. _____	_____	_____

Total Estimates 1) _____ 2) _____

Requested City Share (maximum of 50% of higher estimate) _____

V. Attachments

1. Photographs

Submit at least 2 sets photographs or digital images, minimum size 3" x 5," for each aspect of the planned work that illustrates the need for the work to be undertaken. Show the level of deterioration; the location for the planned rehabilitation and/or improvement and the effect the deterioration or work will have on the building.

Provide additional photographs as needed to show the relationship of the house to adjacent properties, the visibility of the improvement and/or the contribution the work will make to the streetscape.

2. Drawings

A. Site plan: *Drawings need not be professionally done but should be correct in scale and detailed enough to illustrate the proposed scope of work. The site plan should include:*

- An outline or "footprint" of all existing building and structures on the lot
- The location of property lines, streets, alleys and easements

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- The location of driveways, parking areas, sidewalks, patios, fencing, walls and other major landscape or site improvements
- The location of the proposed work with notes referencing the scope of work described in Section III of the application

B. Elevations: *Include line drawings of the exterior elements of the building that will be impacted by the proposed work. Depending upon the nature of the work the drawings should show:*

- Wall and roof configurations,
- Location and size of window and/or door openings
- Style and configuration of windows
- Notations as to materials to be used

C. Replacement Window Details: If you are proposing to replace windows, include the following information:

- Note on the site plan or floor plan the location of each window being replaced and any new window locations; label each location with a number (1,2,3) or letter (a,b,c) and use the same label for photos and drawings of each window
- Include photos of each original window being replaced and label each photo with a number or letter and identify which side of the house it is on (front, side, back)
- Describe the types of windows proposed including how each operates (casement, sliders, double-hung, fixed), the material used for the frame, whether it is single pane or double-pane, and how the appearance of each replacement window compares to (is similar to) each original window.
- Include elevations, drawings or photo simulations of each replacement window, and list the dimensions of each window including the width of the frame/sash and the width of the muntins (grille)
- List the manufacturer and the product line proposed and include, if available, a brochure of the product proposed.
- Describe the muntin/grille pattern for each replacement window and whether it is on the outside of the glass (preferred), or if it is also between the panes (on double-pane) and on the inside of the window.
- Provide EPA energy efficiency rating for the proposed window (U factor of .40 or less and SHCC rating of .40 or less)

D. Archival Documents: *If you are planning to reconstruct or replicate a feature originally on the house or historically found within the subdivision, provide documentation on which you are basing the planned work. Documentation can include:*

- Original plans or footprints
- Historic photographs
- Contemporary photographs showing evidence of the original structure or feature

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3. Building Product Information

Include product information materials for items to be used including manufacturer's specification, product brochures or other items which detail materials, appearance, finishes and installation requirements. This information will be used to determine the appropriateness of replacement materials or features.

VI. Submission Requirements

The original signed application, two sets of photographs, one set of drawings and one set of the 2 required cost estimates.

**City of Scottsdale
One Stop Shop
7447 East Indian School Road, Suite 105
Scottsdale, Arizona 85251**

Incomplete applications will be returned to the applicant and not reviewed.

I declare that I have reviewed the Historic Residential Exterior Rehabilitation Program Guidelines and I understand its contents and I am submitting this application in accordance with that guide. All information is true to the best of my knowledge and belief. I acknowledge that any errors in the application may affect its review and approval. Further, I understand that applications are competitively reviewed and I may not be selected to receive funding. I understand that if I wish to change any aspect of the project after it is approved I must obtain the written consent of the City.

SIGNATURE

DATE

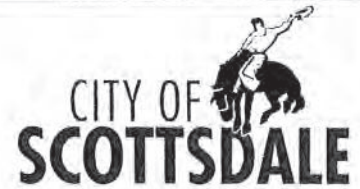
SIGNATURE

DATE

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Historic Residential Exterior Rehabilitation (HRER) Program Declaration



I declare that I have reviewed the Historic Residential Exterior Rehabilitation Program Guidelines; I understand its contents; and, I am submitting this application in accordance with that guide. All information is true to the best of my knowledge and belief. I acknowledge that any errors in the application may affect its review and approval. Further, I understand that applications are competitively reviewed; and, I may not be selected to receive funding. I understand that if I wish to change any aspect of the project after it is approved, I must obtain the written consent of the Historic Preservation Officer, or the Historic Preservation Commission.

Name
(printed):

CHARLES W. HALL, III

Signature:

Charles W. Hall, III Date: APRIL 22, 2021

Name
(printed):

Signature:

Date:

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